

MONO COUNTY
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE
Public Works, Community Development, Environmental Health
(Other departments may attend as needed)

2nd REVISED LDTAC AGENDA

Monday, November 19, 2007 – 1:15 P.M.

CAO Conference Room, Annex I ~ Bridgeport, CA, or video conference at
Minaret Village Mall, Room 215, 437 Old Mammoth Road, Mammoth Lakes, CA

***TENTATIVE START TIMES** (see note below)

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE:

***1:15 P.M.**

TENTATIVE PARCEL MAP 32-58/Adams. The 150- to 161.12-acre project (APN 06-100-09) proposes four parcels or a common-area subdivision for single-family homes (not to be built along with project) and a possible remainder. The project site is located approximately 10 miles south of the community of Walker and 14 miles north of the community of Bridgeport along U.S. 395, which traverses the site from the southeast corner to the northwest corner. This large site has varying slopes generally flowing toward the Walker River and its tributaries, with rock outcroppings and bluff areas. The General Plan designation is Resource Management (RM). *Staff: Gwen Plummer*

3. PREAPPLICATIONS:

***1:45 P.M.**

LOT MERGER 07-404/McAfee. The proposed project would merge a 10.26-acre parcel containing a single-family residence (APN 64-100-55) and a vacant 5.16-acre parcel (APN 65-100-54). The parcels are located in Swall Meadows and both abut Willow Road. The property is designated Estate Residential with a two-acre minimum parcel size (ER 2). *Staff: Mike Garcia*

***2:15 P.M.**

AAA PLUS STORAGE AT SIERRA BUSINESS PARK/Greens Storage LLC. The proposed project would develop 3.9 gross acres of vacant land (APNs 37-260-25, -26, -27 & -28) within the Sierra Business Park Specific Plan area. The approximately 91,000-sq. ft. building area would include 71,000 sq. ft. of self-storage units, 17,000 sq. ft. of service commercial condos, and two on-site caretaker units totaling 2,730 sq. ft. *Staff: Larry Johnston*

***2:45 P.M.**

~~**PARCEL MAP 37-188/Maddock.** The project would divide a 26.4-acre parcel into two lots (APN 25-200-52) of 14.0 and 12.4 acres. The property is located in Hammil Valley. The General Plan designation is Rural Residential (RR). *Staff: Mike Garcia*~~

4. APPLICATION ACCEPTANCE:

***3:15 2:45 P.M.**

USE PERMIT MODIFICATION 31-97-03/Fesko. The proposal is for up to a 40-unit RV park adjacent to the Meadowcliff motel (APN 02-060-31) on the west side of U.S. 395 just south of the community of Coleville. Proposed well and septic are to be approved by Environmental Health. Trees to minimize visual impact are proposed. The General Plan designation is Rural Resort (RU). *Staff: Greg Newbry*

More on back...

4. LDTAC RULES & PROCEDURES: Add the following after the Procedures section:

RULES OF ETIQUETTE

- All participants shall observe common rules of etiquette and decorum. It is inappropriate to ridicule, disparage, threaten or in any way demean any other participant, including staff.
- Comments and information presented should address the merits of the specific project under consideration – not motivations, character or personalities.
- The project planner who serves as chair is charged with conducting an orderly meeting. Participants unable to comply with meeting rules of etiquette will be asked to leave the meeting.

5. ADJOURN.

For questions on the above projects, call Community Development at (760) 924-1800.

***NOTE: Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.**

WHAT IS THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE?

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among county departments, promoting efficient and timely permit processing, providing the public an early opportunity to participate in project review, and providing applicants an inexpensive forum to learn of county requirements early in the development review process.